

Considerate Constructors Scheme Monitor's Site Report



Project name	Olive Morris House				
Contractor name	McAleer & Rushe Contracts UK Ltd				
Onsite contact(s)	Alli Lindsay, Stephen McGinty and Jorgie Spicer-Williams				
Scheme ID number	123014	Visit no.	1	Visit date	19/01/2021

Project description, context, location and relevant constraints

Following demolition by others the works comprise the removal of the remaining basement box and ground floor slab and the new build construction of a 7 storey block of 74 no. apartments plus new basement to completion and 2 commercial and retail spaces to shell and core stage to the basement and ground floor. The site fronts a very busy main road which is on a red route and is surrounded by residential properties the gable wall of one being almost on the site boundary. There is a Primary School nearby and a Thames Water sewer running through the site. A number of the neighbours are teachers currently working from home and there are a number of elderly people also living in the adjoining properties. Oversailing licences with TfL are in place. The site is in Brixton, London, SW2.

Code section	Scores		Scheme scoring explained
Care about Appearance	8	/9	<ul style="list-style-type: none"> Each section of the Checklist will be scored out of 9 points with 1 additional point available for each approved innovation, up to a maximum of 5. A score of 5 in one of the sections of the Checklist reflects compliance with the Scheme's core requirements while scores of 4 or lower indicate different levels of non-compliance. Higher scores indicate performance beyond compliance with 6 reflecting a 'good' level of performance, 7 'very good', 8 'excellent' and 9 'exceptional'. Approved innovations will need to be further developed and improved to receive an additional point at a subsequent visit. For more information on the Monitor Checklist, scoring descriptors, the Scheme's definition of innovation and report writing standards, visit www.ccscheme.org.uk. For an online library of best practice examples, case studies, e-learning modules and other resources, visit www.ccsbestpractice.org.uk.
Respect the Community	8	/9	
Protect the Environment	9	/9	
Care about Safety	8	/9	
Value their Workforce	9	/9	
Additional points	0	/5	
Total score	42	/50	

Executive summary

The site was monitored remotely via MSTeams and this was facilitated by a powerpoint presentation by the team during the "visit". The evidence clearly demonstrated that excellent initial impressions are in place. There is an appropriate communications strategy including information of why the site is working and the guidelines it is adhering to. The support through the Brixton Forum ensures all key stakeholders are notified on relevant issues. QR codes are displayed to provide additional support and code compliance is high and reflecting the Company's impressive practices and procedures. Environmental issues appear to be very much under control supported by the contractor's robust training and inspection regime and there are regular environmental audits. The contractor has robust health, safety and wellbeing policies in place. There is a very robust inspection regime supported by the Client and in-house SHEQ Managers inspections and appropriate procedures for dealing with emergencies. Regular H&S campaigns reflect topical issues. The Company clearly acknowledge the importance of their workforce and their wellbeing and the principles of the Scheme regarding an appropriate supportive and caring working environment. Discussions in the workforce section focused on the contractor's reaction to the corona virus and robust practices and procedures are in evidence including completion of a Covid-19 compliance checklist weekly. The team has completed some of the scheme's e-learning courses and makes use of the Scheme website, "Spotlight On" campaigns are displayed and use of the Best Practice Hub may help add to the highly compliant practices and procedures already in place. A very positive and enjoyable remote "visit". Thank you all for your time and I will look forward to an actual site visit later in the year.

Detailed summary of findings

Care about Appearance

Findings and score	8	/9
Initial impressions are excellent. There is a solid well decorated and well maintained solid hoarding to the perimeter with appropriate and informative signage. Cleaning and re-decoration of the hoarding occurs as necessary and there is a jet washer and boot wash facility. Offices and welfare facilities located on a scaffold gantry over the footpath are very well presented. Internally the site is clearly being professionally run and well managed particularly considering the stage of construction. Monitor vehicle and plant cleanliness as well as PPE considering winter working and the fact that groundworks are underway. Operatives are required to remove their PPE should they leave site and are not permitted to congregate outside. There are daily perimeter checks and litter picks and the access and footpath is cleaned and swept after all deliveries and muck away all monitored through a checklist. Operative's induction includes Company requirements relating to cleanliness and good housekeeping. There is a mixture of direct labour and trade contractors currently on site all well known to the Company and fully familiar with Company expectations. Smoking and vaping is permitted in a discreet area by the site cabins where social distancing is observed. The contractor has a website and promotes itself through social media. QR codes are also displayed externally. On site branding of uniform, PPE and signage is strong and Company values could be displayed.		

Respect the Community

Findings and score	8	/9
Pre-start information was sent to those affected by the works are there are monthly updates. One of the future newsletters could include an explanation of why the works are proceeding and advice on the PHE and WCC guidelines that the contractor is working to. The contractor is part of the "Brixton Forum" consisting of other contractors working in the area and representatives of the Client, Local Authority and TfL and there is a dedicated Community Engagement Manager. Site, Company and out of hours contact information is displayed. There is a Traffic Management Plan and deliveries are restricted to between 10 and 4. All unloading is either on site or from the pit lane to the front of the site and all deliveries are booked in advance. The labour force is primarily London based and there is good support for local shops and businesses. The scheme poster and a banner is displayed and the site team are fully committed to promote the benefits of the Scheme. There is an informative community notice board and QR codes enable members of the public to download information about the project and site photos. Operatives are encouraged to share vehicles if driving to work or cycle. Parking is not permitted in local roads so anyone that does drive uses a retail store car park nearby. Radios are not allowed and mobile phones only in safe areas. No issues with site lighting or dust. Any observations received are recorded and relayed to the workforce and the contractor is very receptive to the compliments they have received. If there are any issues raised they are responded to promptly and lessons learnt are shared. Scheme reports are shared to raise awareness and there is evidently strong support provided to the site to meet the requirements of the Scheme. There is a scheme champion and training is provided and supply chain registration is promoted. The contractor acknowledges the benefits of Corporate Social responsibility and supports both national charities and local good causes. A hamper has been donated to the local school and donations for a local food bank are collected. The contractor is working with the school and is planning a safety presentation to them when the situation allows. 25 metres of the hoarding is being allocated to them to decorate in a competition encouraging community engagement. Goodwill gestures are standard practice.		

Protect the Environment

Findings and score	9	/9
The environmental policy is displayed and promoted and site-specific issues are raised at inductions in accordance with the initial environmental assessment. Materials are reused where possible and all of the waste is diverted from landfill. Modern plant and equipment is used to reduce noise, odours and emissions and noisy operations are time restricted. Dust is suppressed and tools have appropriate extraction. Acoustic blankets have been erected to the site boundary and noise, dust and vibration is formally monitored. There are weekly visits by the Local Authority environmental manager and a recent NRMM audit and regular audits by the contractor's environmental team. There are no ecological features of note but trees on the footpath have been protected as agreed with TfL and there is an Ecology Protection Plan and log. A discharge licence has been obtained and there are regular inspections and monitoring of the Thames Water sewer. No flooding issues but existing drains are appropriately protected. Hazardous materials are appropriately stored and spill kits are provided. Spill training is provided and pollution control procedures are in place supported by training. Training on environmental issues is provided with specialist input as required and there are regular environmental toolbox talks and practices and procedures monitored through use of a checklist. The contractor has environmental certification and RAMS reflect environmental issues. Environmental near misses are reported and recorded through the contractor's hazard spotting app. Energy usage is monitored. The contractor has a sustainability policy and environmental achievements are promoted to the workforce and the public. A temporary rainwater harvesting system is planned and the project will include a permanent system including construction of an attenuation tank. Site accommodation is energy efficient. All plant and vehicles are turned off when not in use. Carbon management includes carbon footprint reporting and there is a carbon offsetting programme through planting of trees. Displayed QR codes provide carbon reduction information. Mode of transport for staff and operatives is identified and recorded and use of hybrid/electric plant is considered including power floating and fork lifts. BREEAM very good is targeted and the landscaping element is to include biodiversity. Appropriate procedures relating to plastics and packaging appear to be in place and a QR code enables induction forms and toolbox talks to be scanned to avoid paper usage.		

Care about **Safety**

Findings and score	8	/9
<p>The route to the local A&E hospital is displayed and Alli has undertaken to identify and display the location of the nearest UTC. Site-specific issues are raised during site inductions. First aiders have visible ID and there are formal site safety inspections by the Client's representative and by the in-house SHEQ Officer weekly and audits by the Senior SHEQ team monthly. Access to the site is controlled through a hands-free biometrically controlled turnstile and pedestrians and cyclists considered during deliveries. No special needs issues. A Security Guard is located at the site entrance. Hand sanitisers are provided. "Stop, Make a Change" was promoted last October and there are regular H&S campaigns on different issues. Occupational health risks are assessed and addressed and emergency contact details and medical conditions are recorded at inductions. The contractor has a formal drugs and alcohol policy. RAMS are reviewed and signed off prior to commencement and have all been updated to reflect PHE guidelines and there is a minimum of one weekly toolbox talk on safety issues. Emergency procedures have been communicated to all and there are drills are planned when Covid-19 restrictions ease. There is a defibrillator on site that is promoted externally and registered. FORS registration is mandatory and the contractor is a CLOCS champion. All vehicles are checked for compliance via the CLOCS checklist. Near misses are recorded and shared. There is a hazard board and daily briefings and safety signage is displayed. Drivers and visitors are inducted as required and operatives with language differences are risk assessed. There is a safety incentive scheme and random drugs and alcohol testing. Appropriate weather protection is provided and no evident issues with worker fatigue. "Weather watching" is standard practice. Occupational health screening is provided for staff and there is a "Health Bus" that goes to larger sites. Operatives complete their own "fit to work" declarations. The contractor had a "Safe Home for Christmas" campaign and all operatives were re-inducted on recommencement.</p>		

Value their **Workforce**

Findings and score	9	/9
<p>There is an established equality and diversity policy and bullying and harassment is not tolerated. "Women in Construction" is strongly supported. The team has a clear open door management style and collaborative working is promoted and feedback and suggestions encouraged. Training is comprehensive and monitored through a matrix and promotion from within is strongly encouraged. Healthy lifestyle and mental health advice is displayed including helplines and dietary advice. Welfare facilities comprise a changing room, drying room, secure storage, a canteen area and space to accommodate religious considerations or cultural needs if required. Welfare facilities are regularly cleaned by the full time welfare labourer and this is clearly working well. There are separate female facilities including sanitary bins. There is a shower and operatives have access to wi-fi. There is a current arrangement with a local launderette but a washing/drying machine is planned. CSCS cards are mandatory and proof of eligibility to work is carried out. The contractor encourages new people into the industry and the S.106 Agreement requires them to employ 7 apprentices on site. "Quit smoking" posters are displayed and Jorgie is a trained mental health first aider. The contractor is providing Mental Health first aid training Company wide. Wellbeing events and access to health practitioners is provided on larger sites. A 5 week Building Health campaign has been successfully completed. The team are very familiar with the Scheme website and Best Practice Hub and have completed some of the e-learning courses. We discussed the Scheme's Promoting construction campaign against which the contractor compares very favourably and "Spotlight On" campaigns are displayed. With respect to the contractor's response to the corona virus it is evident that appropriate practices and procedures have been put in place by the contractor and reflected in the site specific RAMS complying with Government, CLC and Company Guidelines. The welfare facilities include an overspill office, additional washing facilities and hand sanitisers have been introduced. Screens have been erected. Operatives use in the canteen is restricted and complete a questionnaire. Start and finish times are staggered as are break times. Regular corona virus updates are issued to the staff and operatives and the contractor's Covid-19 plan is reviewed through a weekly compliance checklist. All staff members and all the workforce have been risk assessed to include considerations on their mode of travel to work and if they have any vulnerable relatives. BuildUK travel information is displayed. Drivers remain in their cabs where possible during unloading and RAMS and cleaning procedures have been updated. Meetings are held remotely.</p>		